

**Meeting Minutes**  
**Village Center Condominium Association**  
**Board of Directors Meeting**  
**Conference Call**  
**Thursday, March 23, 2023 ~ 9:00 a.m. MT**

**Call to Order**

B MacFarlane called the meeting to order at 9:02am MDT.

**Proof of Notice**

Notice was posted on the association's website.

**Roll Call/Establish Quorum**

In attendance-

Bill MacFarlane  
Mark Voegeli  
Christian Neville  
Roger Hanagriff  
Gardner Taylor  
Ross Foldetta

A quorum was established with all 6 Board members in attendance.

Also in attendance, Wanda Bearth and Sierra Bearth, Crested Butte Lodging & Property Management, Inc staff (CBL).

**Reading/Approval of Past Meeting Minutes**

March 2, 2023

B MacFarlane made the following-

Motion: Waive the formal reading of the March 2, 2023 meeting minutes and approve as drafted by CBL  
2<sup>nd</sup>: M Voegeli  
Discussion: None  
Vote: Unanimous approval

**Reports**

Financial Report

W Bearth presented the following-

- As of 1/31/23, the HOA had \$65,215.49 in available cash in the operating account: And \$489,449.66 in the capital deposit accounts.
- Accounts Receivable: \$61,769.29 due from owners toward the 2019 capital loan. \$38,798.48 outstanding in regular dues.
- Income: Regular income is under budget YTD by \$2,913.37, primarily due to less late fees than anticipated.
- Legal: Legal costs are under budget YTD by \$16,419 due to the delay in the declaration amendment project.
- Maintenance & Repair: For the fiscal YTD, labor is over budget \$2,561, primarily due to the after-hours emergency response in December; Roof repair is under budget by \$3,230.

- Snow Removal: Snow removal is running over budget for the season. Plowing - \$12,022.65 and ground shoveling - \$20,455.60. As of 1/31/2023, roof shoveling is under budget by \$3,526.25.
- Lot Patrol: Running over budget \$2,084.85 due to the shared cost in patrolling the SCCA/VC lot. We did not anticipate this when the budget was being drafted.
- Fire Protection: Under YTD \$1,278.84 due to the timing of the backflow and fire extinguisher certifications.
- Electric: Under YTD \$529.82.
- Trash: Over \$1,214.12 in January, and \$499.54 YTD. We removed 2 mattresses and a box spring in January.
- Net: Total over budget on operating expenses for the year is \$11,701.62.

### Management Report

W Bearth reviewed the following-

- Emmons-A title report is due back from Land Title Guarantee Company by the end of February. They are looking for easements outside of what is shown on the plat. This was ordered because proposed drainage plan seems to cross Elevation's property for a short length.
- Two broken grip struts were replaced in the EM SW stairwell. 10 backups were ordered and will be installed as needed.

### **Executive Session**

#### Accounts Receivable November Amendment

B MacFarlane made the following-

Motion: Move the meeting into executive session at 9:18am MDT to discuss matters of accounts receivable and the November amendment with the association's attorney.

2<sup>nd</sup>: R Foldetta

Discussion: None

Vote: Unanimous approval

B MacFarlane made the following-

Motion: Move the meeting out of executive session at 10am MDT.

2<sup>nd</sup>: M Voegeli

Discussion: None

Vote: Unanimous approval

### **Old Business**

#### Emmons Drainage, Landscaping and Retaining Wall Project

*Pending*

#### Architectural Review Committee

*Pending*

### **New Business**

*None*

### **Adjournment**

B MacFarlane made the following-

Motion: Adjourn the meeting at 10:01am MDT

2<sup>nd</sup>: C Neville  
Discussion: None  
Vote: Unanimous approval

The meeting was adjourned at 10:01am MDT.

DRAFT